

SHANNON LAKES AT MURPHY'S LANDING

(SECTIONS I, II, AND V)

ARCHITECTURAL STANDARDS

All dwellings constructed upon any homesite in this development shall conform to the following restrictions:

1. All dwelling exteriors shall have One Hundred (100) percent masonry construction, except front porches, bay windows, breezeways, and gables. Wood siding is allowable on the upper walls of multi-story homes.
2. There shall be no vinyl or aluminum siding on any dwelling, except for soffits.
3. Satellite dishes larger than 24" are not permitted. Landscaping plans addressing satellite dishes less than 24" must be submitted to the Architectural Committee for approval prior to the installation of the dish.
4. Outside storage buildings are not permitted. Gazebos, pool houses, and etc. may be submitted to the Architectural Committee for approval.
5. Galvanized chain link and wood or wood-simulated fences/privacy panels are not permitted.
6. The ground floor living area of all single story dwellings shall contain not less than 1,500 square feet and no two (2) story dwelling shall contain less than 1,200 square feet of living area on the ground floor, provided the total living area shall not be less than 2,000 square feet total (exclusive of open porches, basements, garages, and other areas not considered living area).
7. All dwellings shall have at least a two (2) car finished, attached garage.
8. No dwelling shall be constructed on a "slab" floor. All dwellings shall have crawlspaces or have basements where practical.
9. Above ground pools are not permitted.
10. The minimum roof pitch shall be 8/12.

11. Any party other than the developer who secures title to a homesite in this community agrees to begin construction of the residence on or before one (1) year from the date title is transferred. Failure to honor this condition shall establish an option by the developer to repurchase said homesite for cash at the original selling price. The developer shall give written notice within ninety (90) days of the expiration of the aforesaid one (1) year period to the purchasers of said homesite. (Exception: All lots in Waterford Crossing, titled to Greenland Homes, Inc., will not apply.)
12. Mailboxes shall be standardized according to specifications supplied by the developer.
13. Purchaser must submit a complete set of construction plans to the Architectural Committee which will review the plans before construction shall commence. After being reviewed and approved, the plans will be stamped and signed by one member of the committee. The plans will be returned to the Purchaser.
14. Front yards are to be seeded and/or sodded; the purchaser, at his expense, agrees to plant in the front yard at least one tree selected from a list to be supplied by the developer.
15. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any homesite, except that dogs, cats, or other household pets may be kept, provided they are not kept, bred, or maintained for commercial purposes. Any animal so kept shall not be permitted to roam at large within the community and shall be confined to the purchaser's premises.
16. No trade shall be permitted upon any homesite in the community, nor shall anything be done thereon which may become a nuisance or annoyance to the neighborhood.
17. No refuse shall be maintained on any homesite. Garbage and trash shall be kept in approved containers which are not visible from the street, except on collection day.
18. At the purchaser's expense, a standardized front yard light shall be erected on the homesite. Specifications will be provided by the developer.
19. Participation in the Homeowner's Association is mandatory. The assessed dues will be determined by the Association.

21. Sidewalks are required on each homesite in the community. It is the purchaser's responsibility for the cost and installation.
22. Driveways shall be constructed of concrete and or/masonry.
23. Panelized construction shall not be permitted.
24. Windows shall be constructed of vinyl or wood. No aluminum windows shall be permitted.
25. Dumpsters shall be located and used by the builder on each lot at the commencement of any construction. All trash and excess materials are to be stored within the container.
26. All costs of litigation and attorney's fees resulting from violation of these Architectural Standards shall be the financial responsibility of the lot owner or owners found to be in violation.
27. The developer reserves the right to amend the Architectural Standards, to be effective when received by an involved lot owner or when recorded, whichever occurs first.